



ROOF INSPECTION

During the course of a home inspection, we will be observing the roof system in accordance with the ASHI Standards of Practice. The roof system consists of the roof coverings, roof penetrations, roof flashings and method of inspection. We report all abnormal conditions observed.

Walking the roof coverings is the preferred method of inspecting it. There are limitations that prevent us from completely inspecting the roof system. Foremost is safety. We are not required to walk the roof if doing so creates a safety hazard. Today's houses typically have steep sloped roof pitches that make walking them hazardous. We use binoculars, look at it from ladders at the eaves, look at it from upper story windows, and from other roofs. The most dangerous thing we do is transition between the roof and ladder. I know because I have fallen twice, & neither time felt good. Fortunately, the last happened >15 years ago because I learned the hard way. We do not want to damage the roof coverings while walking them: tile, stone, & wood coverings will be damaged by walking them. We do not walk any roof below 40°F because there may ice present, and walking may damage the coverings. Snow limits the roof inspection. That is the risk the buyer takes when buying real estate in the winter time. Rain limits the roof inspection because water fills cracks in the roof coverings rendering them nearly invisible.

We inspect:

- Roofing materials.
- Flashing.
- Roof penetrations.

We describe:

- Roof materials.
- Methods used to inspect the roof systems.

We are not required to inspect:

- Antennae.
- Other installed accessories.